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**The following constitutes the order of the Court.**

**Signed: September 20, 2024**

**Charles Novack**  
**U.S. Bankruptcy Judge**

*Proposed Attorneys for the Debtors and  
Debtors in Possession*

**UNITED STATES BANKRUPTCY COURT**

**NORTHERN DISTRICT OF CALIFORNIA**

**SANTA ROSA DIVISION**

In re:

LEFEVER MATTSON, a California  
corporation,

Debtor.

Case No. 24-10545 (CN)

Tax ID No. 68-0197537

Chapter 11

In re:

CALIFORNIA INVESTMENT PROPERTIES,  
a California corporation,

Debtor.

Case No. 24-10543 (CN)

Tax ID No. 30-0289474

Chapter 11

In re:

HOME TAX SERVICE OF AMERICA, INC.,  
dba LeFever Mattson Property Management,

Debtor.

Case No. 24-10544 (CN)

Tax ID No. 68-0262554

Chapter 11



1	In re:	Case No. 24-10487 (CN)
2	APAN PARTNERS LLC,	Tax ID No. [Unknown]
3		Chapter 11
4	Debtor.	
5	In re:	Case No. 24-10488 (CN)
6	AUTUMN WOOD I, LP,	Tax ID No. 20-0164208
7		Chapter 11
8	Debtor.	
9	In re:	Case No. 24-10489 (CN)
10	BAY TREE, LP,	Tax ID No. 82-1071378
11		Chapter 11
12	Debtor.	
13	In re:	Case No. 24-10490 (CN)
14	BEACH PINE, LP,	Tax ID No. 83-2643272
15		Chapter 11
16	Debtor.	
17	In re:	Case No. 24-10491 (CN)
18	BISHOP PINE, LP,	Tax ID No. 83-2643038
19		Chapter 11
20	Debtor.	
21	In re:	Case No. 24-10492 (CN)
22	BLACK WALNUT, LP,	Tax ID No. 47-2451858
23		Chapter 11
24	Debtor.	
25	In re:	Case No. 24-10493 (CN)
26	BUCK AVENUE APARTMENTS, LP,	Tax ID No. 54-2090323
27		Chapter 11
28	Debtor.	

1	In re:	Case No. 24-10494 (CN)
2	BUCKEYE TREE, LP,	Tax ID No. 88-2980108
3	Debtor.	Chapter 11
4		
5	In re:	Case No. 24-10495 (CN)
6	BUR OAK, LP,	Tax ID No. 87-4699497
7	Debtor.	Chapter 11
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9	In re:	Case No. 24-10496 (CN)
10	BUTCHER ROAD PARTNERS, LLC,	Tax ID No. 45-5159521
11	Debtor.	Chapter 11
12		
13	In re:	Case No. 24-10497 (CN)
14	CAMBRIA PINE, LP,	Tax ID No. 83-2644771
15	Debtor.	Chapter 11
16		
17	In re:	Case No. 24-10498 (CN)
18	CHESTNUT OAK, LP,	Tax ID No. 87-4702239
19	Debtor.	Chapter 11
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21	In re:	Case No. 24-10499 (CN)
22	COUNTRY OAKS I, LP,	Tax ID No. 26-0860694
23	Debtor.	Chapter 11
24		
25	In re:	Case No. 24-10500 (CN)
26	DIVI DIVI TREE, L.P.,	Tax ID No. 71-0926806
27	Debtor.	Chapter 11
28		

1	In re:	Case No. 24-10501 (CN)
2	DOUGLAS FIR INVESTMENTS, LP,	Tax ID No. 47-4674444
3	Debtor.	Chapter 11
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5	In re:	Case No. 24-10502 (CN)
6	FIRETREE I, LP,	Tax ID No. 82-3519393
7	Debtor.	Chapter 11
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9	In re:	Case No. 24-10503 (CN)
10	FIRETREE II, LP,	Tax ID No. 82-3519554
11	Debtor.	Chapter 11
12		
13	In re:	Case No. 24-10504 (CN)
14	FIRETREE III, LP,	Tax ID No. 82-3919655
15	Debtor.	Chapter 11
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17	In re:	Case No. 24-10505 (CN)
18	FOXTAIL PINE, LP,	Tax ID No. 83-2643197
19	Debtor.	Chapter 11
20		
21	In re:	Case No. 24-10506 (CN)
22	GINKO TREE, LP,	Tax ID No. 88-2960976
23	Debtor.	Chapter 11
24		
25	In re:	Case No. 24-10507 (CN)
26	GOLDEN TREE, LP,	Tax ID No. 82-1060045
27	Debtor.	Chapter 11
28		

1	In re:	Case No. 24-10508 (CN)
2	HAGAR PROPERTIES, LP,	Tax ID No. 04-3598044
3	Debtor.	Chapter 11
4		
5	In re:	Case No. 24-10509 (CN)
6	HEACOCK PARK APARTMENTS, LP,	Tax ID No. 46-3737509
7	Debtor.	Chapter 11
8		
9	In re:	Case No. 24-10510 (CN)
10	LEFEVER MATTSON I, LLC,	Tax ID No. 47-4960075
11	Debtor.	Chapter 11
12		
13	In re:	Case No. 24-10511 (CN)
14	LIVE OAK INVESTMENTS, LP,	Tax ID No. 47-3786181
15	Debtor.	Chapter 11
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17	In re:	Case No. 24-10512 (CN)
18	MONTEREY PINE, LP,	Tax ID No. 83-2644824
19	Debtor.	Chapter 11
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21	In re:	Case No. 24-10513 (CN)
22	NAPA ELM, LP,	Tax ID No. 54-2090332
23	Debtor.	Chapter 11
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25	In re:	Case No. 24-10514 (CN)
26	NUT PINE, LP,	Tax ID No. 83-2661795
27	Debtor.	Chapter 11
28		

1	In re:	Case No. 24-10515 (CN)
2	PINECONE, LP,	Tax ID No. 84-2395880
3		Chapter 11
4	Debtor.	
5	In re:	Case No. 24-10516 (CN)
6	REDBUD TREE, LP,	Tax ID No. 88-2961999
7		Chapter 11
8	Debtor.	
9	In re:	Case No. 24-10517 (CN)
10	RED CEDAR TREE, LP,	Tax ID No. 88-3572519
11	Debtor.	Chapter 11
12		
13	In re:	Case No. 24-10518 (CN)
14	RED MULBERRY TREE, LP,	Tax ID No. 88-3572594
15		Chapter 11
16	Debtor.	
17	In re:	Case No. 24-10519 (CN)
18	RED OAK, LP,	Tax ID No. 61-2022650
19		Chapter 11
20	Debtor.	
21	In re:	Case No. 24-10520 (CN)
22	RED OAK TREE, LP,	Tax ID No. 92-1008382
23		Chapter 11
24	Debtor.	
25	In re:	Case No. 24-10521 (CN)
26	RED SPRUCE TREE, LP,	Tax ID No. 92-0780568
27		Chapter 11
28	Debtor.	

1	In re:	Case No. 24-10522 (CN)
2	RIVER BIRCH, LP,	Tax ID No. 86-3020630
3	Debtor.	Chapter 11
4		
5	In re:	Case No. 24-10523 (CN)
6	RIVER TREE PARTNERS, LP,	Tax ID No. 81-3671554
7	Debtor.	Chapter 11
8		
9	In re:	Case No. 24-10524 (CN)
10	RIVER VIEW SHOPPING CENTER 1, LLC,	Tax ID No. 47-4186147
11	Debtor.	Chapter 11
12		
13	In re:	Case No. 24-10525 (CN)
14	RIVER VIEW SHOPPING CENTER 2, LLC,	Tax ID No. 47-4186476
15	Debtor.	Chapter 11
16		
17	In re:	Case No. 24-10526 (CN)
18	RT CAPITOL MALL, LP,	Tax ID No. 81-3775896
19	Debtor.	Chapter 11
20		
21	In re:	Case No. 24-10527 (CN)
22	RT GOLDEN HILLS, LP,	Tax ID No. 81-3708073
23	Debtor.	Chapter 11
24		
25	In re:	Case No. 24-10528 (CN)
26	SCOTCH PINE, LP,	Tax ID No. 86-3043628
27	Debtor.	Chapter 11
28		

1	In re:	Case No. 24-10529 (CN)
2	SEQUOIA INVESTMENT PROPERTIES, LP,	Tax ID No. 32-0136044
3	Debtor.	Chapter 11
4		
5	In re:	Case No. 24-10530 (CN)
6	SIENNA POINTE, LLC,	Tax ID No. 47-4712579
7	Debtor.	Chapter 11
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9	In re:	Case No. 24-10532 (CN)
10	SPRUCE PINE, LP,	Tax ID No. 84-2396399
11	Debtor.	Chapter 11
12		
13	In re:	Case No. 24-10533 (CN)
14	TRADEWINDS APARTMENTS, LP,	Tax ID No. 54-2090326
15	Debtor.	Chapter 11
16		
17	In re:	Case No. 24-10534 (CN)
18	VACA VILLA APARTMENTS, LP,	Tax ID No. 54-2090327
19	Debtor.	Chapter 11
20		
21	In re:	Case No. 24-10535 (CN)
22	VALLEY OAK INVESTMENTS, LP,	Tax ID No. 47-3383417
23	Debtor.	Chapter 11
24		
25	In re:	Case No. 24-10536 (CN)
26	WATERTREE I, LP,	Tax ID No. 82-3519819
27	Debtor.	Chapter 11
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1	In re:	Case No. 24-10537 (CN)
2	WILLOW OAK, LP,	Tax ID No. 87-4700495
3	Debtor.	Chapter 11
4		
5	In re:	Case No. 24-10417 (CN)
6	WINDSCAPE APARTMENTS, LLC,	Tax ID No. 83-1597353
7	Debtor.	Chapter 11
8		
9	In re:	Case No. 24-10538 (CN)
10	WINDSCAPE APARTMENTS I, LP,	Tax ID No. 26-0860477
11	Debtor.	Chapter 11
12		
13	In re:	Case No. 24-10539 (CN)
14	WINDSCAPE APARTMENTS II, LP,	Tax ID No. 26-0860509
15	Debtor.	Chapter 11
16		
17	In re:	Case No. 24-10540 (CN)
18	WINDSCAPE HOLDINGS, LLC,	Tax ID No. 83-1608759
19	Debtor.	Chapter 11
20		
21	In re:	Case No. 24-10541 (CN)
22	WINDTREE, LP,	Tax ID No. 82-4974654
23	Debtor.	Chapter 11
24		
25	In re:	Case No. 24-10542 (CN)
26	YELLOW POPLAR, LP,	Tax ID No. 86-3043392
27	Debtor.	Chapter 11
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**ORDER (I) DIRECTING THE JOINT  
ADMINISTRATION OF THE DEBTORS'  
CHAPTER 11 CASES AND (II)  
GRANTING CERTAIN RELATED  
RELIEF**

Date: September 18, 2024  
Time: 2:00 p.m. (Pacific Time)  
Place: United States Bankruptcy Court  
1300 Clay Street, Courtroom 215  
Oakland, CA 94612

1           Upon the *Motion of Debtors for Entry of an Order (I) Directing the Joint Administration*  
2 *of the Debtors' Chapter 11 Cases and (II) Granting Certain Related Relief* (the "Motion"),<sup>2</sup> filed  
3 by the Debtors; and upon consideration of the Sharp Declaration, the statements of counsel and  
4 the evidence adduced with respect to the Motion; and this Court having found that (i) the Court  
5 has jurisdiction to consider this matter pursuant to 28 U.S.C. §§ 157 and 1334, the Order Referring  
6 Bankruptcy Cases and Proceedings to Bankruptcy Judges, General Order 24 (N.D. Cal. Feb. 22,  
7 2016), and Rule 5011-1(a) of the Bankruptcy Local Rules for the United States District Court for  
8 the Northern District of California; (ii) venue is proper in this district pursuant to 28 U.S.C. §§  
9 1408 and 1409; (iii) this is a core proceeding pursuant to 28 U.S.C.  
10 § 157(b); and (iv) notice of the Motion was sufficient under the circumstances; and this Court,  
11 after due deliberation, having found and determined that the relief requested in the Motion is in  
12 the best interests of the Debtors, their estates, and their creditors and good and sufficient cause  
13 having been shown;

14           **IT IS HEREBY ORDERED THAT:**

- 15           1.       The Motion is granted as set forth herein.
- 16           2.       The above-captioned Chapter 11 Cases shall be and hereby are consolidated for  
17 procedural purposes only and shall be administered jointly. The Clerk of the Court shall maintain  
18 one file and one docket for all of the Chapter 11 Cases, which file and docket shall be the file and  
19 docket for Debtor LeFever Mattson (the "Main Case"), Case No. 24-10545 (CN).
- 20           3.       The caption of the jointly administered cases shall read as follows:

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28       <sup>2</sup> Capitalized terms not otherwise defined herein shall have the meanings given to them in  
the Motion.

UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF CALIFORNIA  
SANTA ROSA DIVISION

In re:

LEFEVER MATTSON, a California  
corporation, *et al.*,<sup>1</sup>

Debtors.

Lead Case No. 24-10545 (CN)

(Jointly Administered)

Chapter 11

<sup>1</sup> The last four digits of LeFever Mattson's tax identification number are 7537. Due to the large number of debtor entities in these Chapter 11 Cases, a complete list of the Debtors and the last four digits of their federal tax identification numbers is not provided herein. A complete list of such information may be obtained on the website of the Debtors' claims and noticing agent at <https://veritaglobal.net/LM>. The address for service on the Debtors is 6359 Auburn Blvd., Suite B, Citrus Heights, CA 95621.

4. All pleadings and notices shall be captioned as indicated in the preceding paragraph, and all original docket entries shall be made in the case of LeFever Mattson, in Case No. 24-10545 (CN). The consolidated caption satisfies the requirements of section 342(c)(1) of the Bankruptcy Code and Bankruptcy Rules 1005 and 2002(n) in all respects.

5. An entry shall be made on the dockets of each of the Chapter 11 Cases, other than the docket maintained for the Chapter 11 Case of LeFever Mattson, as follows:

An order has been entered in this case in accordance with Rule 1015(b) of the Federal Rules of Bankruptcy Procedure directing the procedural consolidation and joint administration of LeFever Mattson and its affiliate debtors. All further pleadings and other papers shall be filed in, and all further docket entries shall be made in, the docket of LeFever Matton, Case No. 24-10545, and such docket should be consulted for all matters affecting this chapter 11 case.

6. Unless otherwise ordered by the Court, the Debtors shall file separate schedules of assets and liabilities, statements of financial affairs, and periodic operating reports, and each Debtor will maintain a separate claims register through the claims and noticing agent. The

1 Debtors' rights to request consolidation of such reports, schedules, statements, or claims registers  
2 are preserved.

3 7. The terms of this Order are immediately effective and enforceable upon its entry.

4 8. This Court shall retain jurisdiction to hear and determine all matters arising from  
5 or related to the implementation, interpretation, or enforcement of this Final Order.

6 \*\*END OF ORDER\*\*  
7  
8

9 APPROVED AS TO FORM:

10 TRACY HOPE DAVIS  
11 UNITED STATES TRUSTEE

12 By: /s/ Jared A. Day  
13 Jared A. Day  
14 Trial Attorney for United States Trustee  
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**Court Service List**

*All ECF Participants*